

Rebekah L. Parker SBN 143674 445 S. Figueroa Street, 26th Floor Los Angeles, CA 90071 Tel. No. (213) 687-1145 Fax No. (213) 687-1149 Attorney for Howard Ehrenberg, Chapter 7 Trustee	FOR COURT USE <b>FILED</b>  04 SEP -9 PM 2:33 CLERK U.S. BKCY COURT CENT. DIST. OF CALIF. RY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re Anna Sue Tocco also known as Anna Sue Ishikawa  Debtor	Case Number: <del>SA</del> 99-32720-ER LA Chapter 7

## NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: September 30, 2004	Time: 10:00 a.m.
Location: U.S. Bankruptcy Court, Los Angeles Division 255 E. Temple Street, RM 1568 Los Angeles, CA 90012	

Type of Sale: *Private* Last Date to File Objections: September 14,, 2004

Description of Property to be Sold: *A triplex consisting of two separate parcels, Assessor Parcel Numbers 7337-002-003, which contains a single-family residence, and Assessor Parcel Number 7337-002-004 which contains two separate single-family residences, more commonly known as 545, 547, and 549 E, 213th Street, Carson, California, Zoning may permit construction of an apartment, townhouse, or condominium complex. Prospective Buyers must verify zoning and/or permitted use. This estate makes no representations as to zoning or permitted uses.*

Terms and Condition of Sale: *Cash Sale, "As Is", Free and Clear of All Liens and Interests.*

Proposed Sales Price: \$1,000,000.00, Cash

Overbid Procedure: Overbid will be considered in increments of \$10,000.00. Parties interested in bidding must present themselves at the above referenced hearing with a Cashier's Check for \$25,000.00, made payable to Howard Ehrenberg, Chapter 7 Trustee, as an earnest money deposit. If over bids are submitted, the Court will conduct an auction. The prevailing party will be given no less than 72 hours, or such amount of time as the Trustee Ehrenberg and the Court deems proper, to tender the balance of the bid price. If the prevailing party fails to pay the bid amount within the allotted time, the \$25,000.00 earnest money deposit will be forfeited as liquidated damages to the estate and the next highest bidder, subject to the Court's approval, will be given the option of purchasing the property. The property is being sold as is where is with no warranties or representations as to condition or suitability for any intended use. Bidders are deemed to accept these terms and conditions.

If property being sold free and clear of liens or other interest, list date, time and location of hearing: *Hearing to be held on September 30, 2004, at 10:00 a.m., before the Honorable Earnest Robles, Courtroom 1568, 255 E. Temple Street, Los Angeles, CA 90012*

Contact Person for Potential Bidders:

Rebekah L. Parker  
445 S. Figueroa Street, 26th Floor  
Los Angeles, CA 90071  
Tel. No. (213) 687-1145 / Fax No. (213) 687-1149

Date: September 7, 2004